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From: [REDACTED]

To: Larry A. Zink <[REDACTED]>

Cc: Pierpont, John (USACT) <[REDACTED]>

Sent: Monday, November 19, 2018, 2:56:45 PM EST

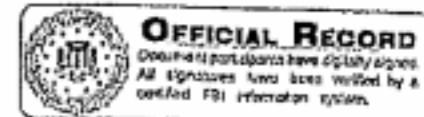
Subject: RE: INTERVIEW WITH MR STRAUB

Attorney Zink,

Exh

Enclosed is the FD302 prepared from my telephone interview of Mr. Straub.

FEDERAL BUREAU OF INVESTIGATION

Date of entry 08/16/2018

On 08/15/2018, Glenn Straub, date of birth (DOB) 10/08/1946, 11198 Polo Club Road, Wellington, Florida, [REDACTED] was interviewed telephonically. After being advised of the interviewing Agent and the nature of the interview, Straub voluntarily provided the following information:

Straub stated that he was seventy-two years old and originally from West Virginia. Straub did not finish high school, but he was able to build a successful business by working seventeen-hour days for the last fifty-four years. Straub was mainly in the business of buying or making collateral-backed loans to distressed businesses. Straub had approximately six hundred properties in his portfolio and employed a number of managers and lawyers for the business, to include Craig Galle. Straub also had a substantial horse business.

Straub met Bob Matthews (hereinafter referred to as Matthews) approximately ten to fifteen years ago when Matthews' existing lender foreclosed on The Palm House Hotel. Straub then loaned Matthews the money to keep The Palm House Hotel, and Matthews put up the property as collateral. A few years later, Straub foreclosed on the property and attempted to develop the hotel as a 3-star property. Sometime later with money derived from EB5 investors, Matthews purchased the property back from Straub for \$41 million with a 25% down payment. Straub provided the financing for the rest in exchange for first position on the property as collateral. Matthews then began to develop the hotel as a 5-star property.

The Palm House Hotel project was later shutdown, and the EB5 investors filed lawsuits against Matthews and others. Straub was also named as a "bad actor" in the lawsuits filed by the EB5 investors. Those lawsuits delayed Straub's foreclosure action on the property as the first lien holder. As a result, Straub filed his own lawsuits and was preparing to file another lawsuit against Matthews, Mia Matthews, and Les Evans. The new proposed lawsuit named Mia as a defendant because she used \$5 million of the EB5 proceeds to purchase the boat. Matthews also used \$5 million of the investor funds to pay the mortgage on their Palm Beach home. Straub alleged that those funds should have been used to pay the note that Straub held on The Palm House property.

Investigation on 08/15/2018 at New Haven, Connecticut, United States (Phone)
File # 318B-NH-2050945-302 Date drafted 08/16/2018
by WEST STEPHEN M JR

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Continuation of FD-302 of (U) Glen Straub , On 08/15/2018 , Page 2 of 2

Straub stated that Mia told him that the boat was purchased as an added amenity to help sell the condo units at The Palm House. However, Straub believed that Matthews and Mia used the boat personally to maintain the "Palm Beach Party" lifestyle. Straub described Mia as the "instigator" who drove Matthews to the "high life." Mia enjoyed hanging with Bill Koch and other "fancy friends", and Matthews was a "salesman" who used "every tactic" to keep Mia happy in the lifestyle. Straub once thought that Matthews was worth about \$280 million, especially with his \$30 million home and luxury cars.

Prior to the court order preventing Matthews from contacting Straub, Matthews had called Straub "crying the blues" about not having enough money to pay for a criminal attorney. Straub agreed to put \$150,000.00 into an escrow account for the attorney as long as Matthews was able to secure the loan with some collateral. Straub also put up \$125,000 for Mia's attorney. However, Matthews was unable to come up with the collateral to properly secure the loan. As a result, Straub requested the return of his money. Mia's attorney agreed to return the funds, but Matthews' attorney was not as accommodating. Straub also learned from Steve Chaykowsky that Chaykowsky and his brother had loaned Matthews \$10,000.00 and \$50,000.00, respectively, to help Matthews' pay his legal expense.

Within the last three months, Mia had also requested Straub's assistance in paying for school for Matthews' daughters as well as their water bill for the house.

Straub had also heard that Evans had sold off some of his properties following his arrest. Straub also claimed that Nick Laudano owed Straub \$15,000.00 after Laudano's check to repay a loan had bounced.

Straub recalled visiting Matthews and Mia years ago on Nantucket when Straub was looking to buy a hotel on Nantucket. Straub also recalled driving by the business operated by Matthews' brother in Connecticut.